

**Town of Milton  
Historic Preservation Meeting  
Milton Library, 121 Union Street  
Tuesday, May 8, 2012  
7:00 p.m.**

**Transcribed by: Helene Rodgville**  
**[Minutes are not verbatim]**

1. Call Meeting to Order  
Dennis Hughes: Called the meeting to order at 7:00 p.m.
2. Roll Call of Members

Mike Filicko	Present
Amy Kratz	Present
Mike Ostinato	Present
Dennis Hughes	Present
Gwen Foehner	Present
Sally Harkins	Present
Kevin Kelly	Present
3. Corrections/approval of the Agenda  
Dennis Hughes: Does everybody have a copy of the agenda? If nobody has any additions or corrections to the Agenda, we'll entertain a motion for approval?  
Sally Harkins: I make a motion that we approve the agenda.  
Gwen Foehner: Second.  
Dennis Hughes: We have a motion made and seconded to approve the agenda. Are there any questions on that motion? All in favor say aye. Opposed. Motion carried.
4. Approval of minutes of April 10, 2012  
Dennis Hughes: I think everybody has a copy in front of them.  
Gwen Foehner: I make a motion to approve the minutes for the April 10, 2012 meeting, as submitted.  
Amy Kratz: I would like to make a correction. I'm sorry, I didn't say that before you said what you said. On Page 7, I say, "Yes, I guess we figured that out." I'm not sure I said that. I don't believe I said that, because I was asking a question. So I don't think I would have said that. I hope I didn't say that. I would just like to strike that. **(Ms. Kratz, I went back and listened to the meeting minutes and yes you did say that, exactly. Helene Rodgville)**  
Robin Davis: I'll check to make sure, but it must have been really close for Helene to have written it that way.  
Amy Kratz: Okay, thanks a lot.

Robin Davis: I'll check to make sure.

Amy Kratz: Thank you.

Dennis Hughes: We have a motion made, is there a second?

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded to accept the April 10, 2012 meeting minutes and Robin will check into what Amy had questioned. If there are no other questions, we'll take a vote, a roll call vote:

Mike Filicko	Approve
Amy Kratz	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

5. Business – Discussion and possible vote on the following:

- a) The application from Bryan Selders for the construction of a two story addition on the rear of the house as described in the submitted description of work. The property is located at 419 Chestnut Street further identified by Sussex County Tax Map and Parcel #2-35-20.07-137.00

Dennis Hughes: Does everybody have a copy of what Mr. Selders has submitted? You can have the floor.

Bryan Selders: Hello.

Dennis Hughes: You submitted your...

Bryan Selders: Yes, I've submitted a description of the work, along with a site plan and external elevations of the project. In addition, I submitted a description of the materials to be used on the external portions of the house, including a description of the siding selected, along with window selection and doors.

Dennis Hughes: Okay, so basically to the outside it's the addition, the windows and siding.

Amy Kratz: I have a questions. I looked over your plan and the only question I had was the chimney, you wanted to install a wood-burning stove, but you wanted to put wood around the chimney and enclose the chimney that's already there?

Bryan Selders: That's an additional chimney, that would be built along with the construction. The existing chimney is currently non-functional and will remain as such.

Amy Kratz: Okay.

Kevin Kelly: Mr. Selders, will the chimney that is non-functional, the existing chimney, will it be retained in the structure, is that correct?

Bryan Selders: It surely will, yes.

Dennis Hughes: And that's to the right of the front of the house, right?

Bryan Selders: Correct. That's part of the existing structure which will not be modified.

Kevin Kelly: I would like to call your attention to the existing structure, the appearance where you are describing and discussing the retention in the existing home of the asbestos siding and then when you build the addition, to add something, Niche Board, is that how you pronounce it? Is that what it is?

Bryan Selders: Yes.

Kevin Kelly: And do you have an example of that with you?

Bryan Selders: I do not currently have an example of the material with me, however, there are a number of builds that have been recently completed around town; one of which, there's a photograph included in the packet, which is catty corner from where our house is situated.

Kevin Kelly: And will the dimensions of that siding, will they be the same as the asbestos siding that will cover the front on both sides?

Bryan Selders: They will not be... Finding a material that's comparable to the shape, size and dimensions, as well as the texture, is reasonably difficult and the plan is to have a nice, good looking transition from the asbestos shake type siding into a plank type siding.

Kevin Kelly: Okay. The height of the chimney that you are proposing to install in the addition; will that be equal to the height of the existing chimney?

Bryan Selders: I don't know the exact answer to that, however, it has been designed to meet the Codes that are required for clearance of the chimney.

Kevin Kelly: Okay. So will that be visible from the street, will that chimney be...

Bryan Selders: The chimney will be on the side of the house that is visible to the street. Yes.

Kevin Kelly: The new chimney?

Bryan Selders: The new chimney will yes.

Amy Kratz: Is that chimney going to be... It's not going to be brick, it's going to be a pipe in the middle of a boxed in...

Bryan Selders: That's correct.

Amy Kratz: Okay. I would like to call the Committee's attention to Code 220-21 on Page 220.57, that says "Chimney styles of materials, chimney's and public view should be a brick or stucco. Metal chimneys are acceptable for use in non-public view." I'm not necessarily sure that...

Bryan Selders: In which publication is that?

Amy Kratz: It's in the Zoning, in the Historic Code.

Bryan Selders: And is that available on your website, on the town website? Okay.

Amy Kratz: Yes it is. To my knowledge it is. Am I correct, Robin? It's the Standard one. It says "A proposed new structure or any alterations to an

existing structure, located in the Historic District or designated as a historic site, shall conform to the municipal code of the Town of Milton and/or any other prevailing law, code in place at the time of application. The following standards shall be used by the Historic Preservation Commission in preserving the architectural integrity and ensuring the compatibility of the new construction and alterations of the existing body of architectural styles in the Historic District. Then we go down to number five.

Bryan Selders: Okay. I will need to review those then.

Sally Harkins: Robin, has there been a change in that Code recently, that you know of?

Robin Davis: No. Not that I'm aware of. Not recent, anyway. We did do a revision that was done in the 4.9.

Kevin Kelly: Mr. Chairman, I'm looking at the previous code in the same section and it says the same thing, chimneys in public view should be of brick or stucco.

Sally Harkins: Okay, thank you.

Kevin Kelly: That's as of the January 12, 2009 amended Town Code and the document we're now using is the one for January 1<sup>st</sup>, but that language has not changed.

Amy Kratz: The one that was amended in 2009 was done by the Historic Preservation Ad-Hoc Committee and then given to the town to turn it into Code and it was turned into Code on January 12, 2009 and it was put out as General Code on October 22, 2011 and it's the same Code as we have in here. It's in this little packet. But they just incorporated a bunch of all the Codes and they put this in the book. I'm reading from a book, but this same Code that was adopted by legislation is in this book. I'll make sure that you get the number of that Code, if you would like.

Bryan Selders: That would be terrific. Thank you.

Kevin Kelly: Mr. Selders...

Bryan Selders: Does the Board have any recommendation as to what would be a suitable alternative. If I were to install a propane burning fireplace within the house, the ventilation structure for that; are there any limitations there?

Mike Ostinato: Well I don't have a wood-burning stove, I have a propane stove and it's not vented.

Bryan Selders: I'm not talking about a propane stove.

Mike Ostinato: I have a non-vented, two non-vented, if that would make a difference.

Dennis Hughes: Me too.

Bryan Selders: The house used as an illustration for the siding, which is catty corner from our house, has a ventilated propane fireplace which has... I don't know if that was a historic build or what have you, but I would imagine that that would be acceptable.

Amy Kratz: And that's the vent right there?

Dennis Hughes: Yeah, you can see it.

Amy Kratz: You can see the vent right there.

Kevin Kelly: On the side.

Amy Kratz: Is this the one you're talking about right there?

Bryan Selders: That is the one.

Amy Kratz: I don't know the answer to that.

Mike Ostinato: I don't know the answer to that either.

Amy Kratz: I don't remember them coming, they may have, but I don't recall it as such.

Bryan Selders: I would use the existence of that as evidence, that it is acceptable.

Robin Davis: I would say you're classifying that as a vent, because it's just sticking out and the chimney would be a different determination; it would be something different.

Amy Kratz: Yeah, the definition of a chimney... I guess the other way that it could be gotten around, but I don't know how this works, is if you were to put some kind of brick formation around the boxing.

Bryan Selders: Sure.

Amy Kratz: Some kind of... I think. Am I correct Robin? It just...

Bryan Selders: And if the chimney were not visible from the street, it would not need to conform to the brick siding. Is that correct?

Mike Ostinato: That is correct.

Dennis Hughes: Metal chimneys are an acceptable use in non-public view. So if you couldn't see it from the street, then you would be okay.

Amy Kratz: Right.

Kevin Kelly: They you're fine. Mr. Selders can I move onto another topic, please? You have in the third paragraph that you wrote for description of work, and thank you for preparing that for us, the summary is helpful. The shingles for the roofing are identical to the existing roofing. The part I'm interested in is door and window selection will be made to match those already installed to ensure consistent appearance. There are a number of window types on the existing structure, so could you be more specific as to which windows it is that you are planning to match.

Bryan Selders: What we'll be matching is the fact that the windows are primarily devoid a grate in them, so there aren't any of the grating in the windows.

Dennis Hughes: They will or they won't...

Bryan Selders: They will not have them, as the existing structure replacement windows put in in 1987, in that building, did not have them.

Dennis Hughes: But you're replacing all the windows?

Bryan Selders: No.

Dennis Hughes: Just the ones on the addition.

Bryan Selders: We're just going to add windows.

Kevin Kelly: So will they be... Are these one over one, two over two, what are they?

Bryan Selders: One over one.

Dennis Hughes: Can you see them from the front, the new ones? Can you see them from the front of the house?

Bryan Selders: No.

Dennis Hughes: You won't be able to?

Bryan Selders: No, Sir.

Kevin Kelly: Well there are one over ones in the front, so that's what the face of the house has upstairs and either side of the entry door. Then, Sir, in the same paragraph, shingles for roofing identical to existing roofing. So it will be the same material, the same color, same?

Bryan Selders: Yes, Sir.

Kevin Kelly: Thank you, Sir.

Bryan Selders: As close as can be matched. I mean obviously there will be some fading from the sun, etc.

Kevin Kelly: I understand.

Dennis Hughes: Does anybody else have any questions of Mr. Selders?

Amy Kratz: You're very thorough.

Bryan Selders: Thank you.

Kevin Kelly: Mr. Selders, a question and a question also for the Commission. In the description of work, Mr. Selders describes what he's planning to do, but they are mostly internal to the structure, which is not our area of consideration. Are we then to assume you have "See Description of Work"; are we to assume that this constitutes also the Description of Work; that that's part of the original paragraph?

Bryan Selders: Yes, oh yes, Sir.

Kevin Kelly: Because this is the document that we use to base our decision on and if you are telling us that this, then, is simply a continuation in space...

Bryan Selders: That is correct.

Kevin Kelly: That is fine. Thank you. Mr. Chairman, I would suggest to the Commission that maybe we take these up under Description of Work in the order in which they are presented and we can maybe progress through them on that basis and see where we are?

Dennis Hughes: Okay. If nobody else has any questions, we'll go ahead and start with the first which is the add-on to the existing dwelling.

Amy Kratz: I would like to make a motion that we approve the addition to the existing dwelling.

Gwen Foehner: Second.

Robin Davis: I would just make a suggestion that we just maybe say, as described in paragraph 1 of the description of work.

Dennis Hughes: And the description of work the new [unintelligible].

Robin Davis: Yes it talks about the second floor, over a screened porch,

balcony overlooking the backyard. Overall dimensions 24'X36'.

Dennis Hughes: So we have a motion made and seconded to approve the existing dwelling. Are there any questions on that?

Kevin Kelly: Mr. Chairman, that includes as stated in the description?

Dennis Hughes: Yes, I believe that was in. We'll start a roll call:

Mike Filicko	Approve
Amy Kratz	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Next would be the chimney, because the rest of this is all interior, right?

Robin Davis: No, Paragraph 2 would be the siding.

Kevin Kelly: Paragraph 2 is asbestos siding.

Dennis Hughes: Yeah, but we're on the first page of this. So we're done with this.

Kevin Kelly: Yes, Sir.

Dennis Hughes: Okay. We will entertain a motion on that.

Gwen Foehner: Which one are you going to?

Dennis Hughes: Asbestos siding.

Mike Ostinato: Asbestos siding. You're keeping the asbestos siding on here and putting the plank over.

Bryan Selders: We'll keep the asbestos siding on and that will still be visible and we'll put the plank on the addition.

Dennis Hughes: Okay, so...

Kevin Kelly: Mr. Selders, the asbestos siding is on the front and on both sides.

Bryan Selders: That's correct.

Kevin Kelly: And then all the siding on the planned addition will be the Hardy Plank?

Bryan Selders: That's correct.

Dennis Hughes: And that's all on the second floor, right? You're putting the addition on top of the first floor that sticks out?

Robin Davis: Well, actually, it's larger than what exists there, but yes, it's an addition on the second floor on top.

Kevin Kelly: It has a new foundation.

Robin Davis: Yes.

Bryan Selders: Correct.

Amy Kratz: You're basically taking the... Let me see if I'm clear. There's already an addition on there and you're making it double the size. Is that

correct?

Bryan Selders: The plan is to remove the 1954 addition and replace it with a modern addition and the thinking behind doing that, is that the majority of what was added on in 1954 and the further improved upon, is far below standards and code and we would like to bring that section of the house up to standards and code.

Gwen Foehner: I make a motion that we approve the siding that's noted in his work plans and on the addition.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll do a roll call vote:

Mike Filicko	Approve
Amy Kratz	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: The next is shingles for the roofing will be identical to the existing roofing; doors and window selections were made to match those already installed to ensure a consistent appearance.

Gwen Foehner: I make a motion that we approve the third paragraph of the description of work dealing with the shingles for the roofing, which will be identical to the existing roofing and the door and window selection to match those already installed.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion?

Kevin Kelly: Yes, Mr. Chairman. Mr. Selders, again, just to confirm, the windows that you will be choosing to install are like those which exist on the front of the house?

Bryan Selders: That is correct, Sir.

Kevin Kelly: That will be characteristic of the windows on the addition?

Bryan Selders: That is correct.

Kevin Kelly: Thank you, Sir.

Dennis Hughes: If there are no other questions, we'll have a roll call vote:

Mike Filicko	Approve
Amy Kratz	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve



Sally Harkins  
Kevin Kelly

Approve  
Approve

Dennis Hughes: Next item, we plan to install a wood-burning stove on the first floor in the living room, which will require an external chimney. This will be built into a wood box style chimney enclosure, which will utilize the same siding material as the exterior walls. So we do have a problem with it, if you use the chimney, so this we would... It's okay to use the vent if it's a non-public place.

Robin Davis: The vent is a different description than the chimney. The vent, I would say, the piece that just sticks out would be acceptable, as what is shown in one of the other pictures. If he decided to go with a chimney, it would have to be metal; if it's non-public view. If it's in the public view, it must be brick or stucco.

Bryan Selders: If it were in non-public view, it would still be acceptable to encase it in a wood box?

Kevin Kelly: Yes, the Code says in the second sentence, indicates chimney in public-view should be of brick or stucco. The next sentence says that metal chimneys are acceptable for use in non-public view.

Bryan Selders: Okay. So it would be a matter if we were to continue forward with our plan to put in a wood-burning stove, we would just need to move it so that the chimney is in a non-public view place, say like tucked in the back, where it wouldn't be viewed by the public. Would you need to see revised plans for that?

Mike Ostinato: Yes, I think so.

Sally Harkins: If it's not in public-view.

Robin Davis: If it's not in public-view, it's actually nothing that the Board has to review.

Bryan Selders: And that would be just subject to approval by you.

Robin Davis: Yes, you would need a building permit, yes.

Bryan Selders: Okay, great.

Kevin Kelly: So Mr. Selders, do you wish us to consider this fourth item on your description of work?

Bryan Selders: I surely don't. Thank you.

Kevin Kelly: So you intend to withdraw that?

Bryan Selders: I will withdraw that from this current application.

Dennis Hughes: Okay, for the record, Paragraph 4 with the chimney with the wood-burning stove, that section is withdrawn. Okay, I believe that's all we have. You're approved.

Bryan Selders: Well thank you, I really appreciate your consideration.

Kevin Kelly: Thank you for your plans and for your answers to questions.

Bryan Selders: You bet, thanks.

- b) The application from Paul Camenisch, on behalf of Sharon Owens, for the

remodel of the existing two story house and garage as described in the submitted scope of work. The property is located at 106 Prettyman Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-52.00

Dennis Hughes: Mr. Camenisch do you wish to speak?

Amy Kratz: For the record, I would just like to say that I got my copy of this agenda item today. It was not in my package.

Robin Davis: That being said, Ms. Kratz, if you don't feel like it's something that you've not reviewed, then you might want to recuse yourself from that then; unless you feel you're comfortable with doing it.

Amy Kratz: I'm trying to review it, but I might not say anything about it. I'll see.

Robin Davis: I understand. I just want to make sure that we're...

Amy Kratz: I understand, thank you.

Paul Camenisch: I represent Sharon Owens and she has the house at 106 Prettyman Street and it's an existing house that was built in 1950 and we plan to fully remodel it, including an addition of a two-story garage and replacing the siding, new windows, new shingles on the roof, including the matching shingles and windows on the addition to, as well.

Dennis Hughes: From looking at this picture here, basically here it's going to be this window; I think that's like the kitchen stick out window there, or something; I was looking at that.

Paul Camenisch: Correct.

Dennis Hughes: So the garage is going to start and go from here.

Paul Camenisch: Correct.

Dennis Hughes: You're still going to have a little breezeway.

Paul Camenisch: There's still going to be a breezeway. That area is going to stay, it's just that the single car garage is going to be removed and from that portion on the picture where there's a door there, is where it's going to actually change and turn on an angle towards the street; as opposed to the way it is orientated at this point, going straight along the horizontal portion of the front of the house.

Dennis Hughes: The rest of the house all of it will be remodeled inside?

Paul Camenisch: Right.

Dennis Hughes: So there's no...

Paul Camenisch: The rest of the house is to remain the same, except for the rear portion of the house, which as you can see I've provided a before and after on the floor plan. There's an existing master bathroom off the rear of the property. That's going to be removed and we plan to extend the property out from the original house 11' and then go all the way towards the right hand side of the house and this will include an addition of a kitchen, master bath and extension of the breezeway, as well.

Kevin Kelly: Mr. Camenisch, the roofing material that will be on the breezeway, and that will extend across the rear, this is the rear elevation I

think that I'm looking at, and that will extend across the dimension of the existing house and in this illustration, reflecting the second story?

Paul Camenisch: Bear with me for a second. I'm just trying to find that out.

Kevin Kelly: Yes. A-5.

Paul Camenisch: Yes. Yes. That will extend across the rear of the addition all the way to the new garage and then that will also be the same material that's on the front of the breezeway too, as well.

Kevin Kelly: Right and that's a corrugated...

Paul Camenisch: That's a corrugated standing seam metal roof and I think I provided a description of the material.

Kevin Kelly: Yes, you did. My question was for clarification that that would be an extension of the same roofing material.

Paul Camenisch: Yes.

Kevin Kelly: But the other roofing material will be...

Paul Camenisch: Thirty-year architectural shingles and I think I also provided an example of those two, as well.

Kevin Kelly: You did.

Paul Camenisch: Yes.

Kevin Kelly: Just for clarification, thank you.

Paul Camenisch: Yes. The existing house shingles will be removed too, as well, and everything will be in unison.

Kevin Kelly: Then the same question on the windows, Sir. These are drawn accurately? They will be six over six?

Paul Camenisch: Yes.

Kevin Kelly: Right. And the bay window will be retained in the redesign of the structure?

Paul Camenisch: Yes, the bay window will stay and we'll just replace the windows and the siding.

Kevin Kelly: You will replace the windows, as well?

Paul Camenisch: And the siding. Yes.

Kevin Kelly: Oh, okay. So they're eight over eights?

Paul Camenisch: They're actually single windows.

Kevin Kelly: Oh, it's probably a good idea to replace them.

Paul Camenisch: Yes.

Kevin Kelly: Thank you, Sir.

Amy Kratz: Are you keeping the chimney on the house?

Paul Camenisch: Yes.

Amy Kratz: I'm all about the chimneys.

Kevin Kelly: The design of the entryway will be retained; it comes forward from the front of the house and that will be retained?

Paul Camenisch: Yes, it actually is going to be the dimension that's labeled on the floor plan, the 22'1" is what is existing and that's going to remain. It's just going to be an extension towards the rear of the property.

Kevin Kelly: Towards the rear.

Paul Camenisch: Yes.

Mike Filicko: I make a motion that we approve Eban Brittingham for the...

Robin Davis: No. Wrong application.

Mike Filicko: Wrong one? I'm sorry. Sharon Owens. I'm looking at the wrong one. I apologize.

Kevin Kelly: Look how close you came.

Mike Filicko: Anyway, providing you follow the rendering in the architectural plan provided. How does that sound?

Paul Camenisch: It sounds good.

Amy Kratz: You're not off the hook yet.

Mike Ostinato: Second.

Sally Harkins: Did you second, Mike?

Mike Ostinato: Yes.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll have a roll call vote:

Mike Filicko	Approve
Amy Kratz	Reviewed the information while we were going along and approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, you're approved.

Kevin Kelly: Thank you Mr. Camenisch. Nice work.

Paul Camenisch: Thank you.

- c) The application from Eban Brittingham for the repair/renovation of the fire damaged abandoned property as described in the submitted description of work and installation of a fence along the left side and rear of the property. The property is located at 420 Chestnut Street further identified by Sussex County Tax Map and Parcel # 2-35-20.07-36.00

Dennis Hughes: Does everybody have a copy of Mr. Brittingham's thing. In the description where it says total repair and renovation of fire damaged abandoned property as described in description of work? And an all wood fence, as shown. So we'll take those as two different things. We'll take care of item one and item two.

Eban Brittingham: I would just like to point out that we would like to have the plan considered, with or without the addition of the wrap around porch; because it was brought to my attention in a meeting with Robin,

that the zoning setback at a corner will probably not allow us to do it; however, I think aesthetically it's very nice, but if we aren't able to do it, what we'll have is the new siding and that side of the house will be essentially unchanged, just left as existing.

Amy Kratz: So it will have the porch in the front, like it is now?

Eban Brittingham: Exactly.

Dennis Hughes: Wrap around, front and side, right?

Eban Brittingham: The wrap around is not existing. There's a front porch on it; we were trying to put the wrap around, but it looks like the zoning setback isn't going to let us do that.

Mike Ostinato: How much is off. Did they...

Eban Brittingham: It's off by the entire amount required.

Amy Kratz: 8'.

Mike Ostinato: I was over there the other day.

Eban Brittingham: It's essentially...

Robin Davis: Unfortunately, it's a corner lot, so it has to be 15' away from the property line there, and it's unfortunate. It's a shame.

Amy Kratz: Unless there was something existing already.

Robin Davis: Correct.

Amy Kratz: That would be different.

Dennis Hughes: That would really be...

Robin Davis: There is a possibility for Mr. Brittingham to go for a variance and that was what we discussed, though, I asked if he could leave it the way it was and if it got approved that way, Option A, Option B, that still left him with the opportunity to go for a variance.

Eban Brittingham: We could actually go ahead and start work.

Kevin Kelly: So for clarification, if we approved... If Option A includes the wrap around porch, if we approved that, that would enable him to go to Planning and Zoning...

Robin Davis: To Board of Adjustments for a variance.

Kevin Kelly: Adjustments. If we do not approve that, then he can't, or he still can?

Robin Davis: He could still go, but then he would have to come back before this committee and say okay, it's okay to put the wrap around on there.

Kevin Kelly: Understood. Thank you.

Robin Davis: It's just an opportunity for Mr. Brittingham, instead of making extra trips...

Kevin Kelly: Right. It speeds the process for him.

Mike Ostinato: I would just like to say thank you for doing something with that. I walk by there every day.

Dennis Hughes: Yes.

Kevin Kelly: I do have some questions.

Mike Ostinato: Are you going to do it separately, the renovation and the

fence? Alright.

Kevin Kelly: Mr. Brittingham, in no particular order, just as you set it out here, some questions. Is it the intent to retain the double glass paneled doors in the entryway?

Eban Brittingham: Yes it is.

Kevin Kelly: Dual?

Eban Brittingham: Yes. They may not be the same doors that are physically there now, but it's just going to be a question of whether we can salvage them, but we will take the same style door. Yes.

Kevin Kelly: And the architectural features, which are on the house, which survived the fire, in the cornices and that sort of thing, those will be retained?

Eban Brittingham: Those actually are not there, we're planning on adding them.

Kevin Kelly: Okay.

Eban Brittingham: There's no such gingerbread trim exists anywhere.

Kevin Kelly: Okay. Okay. The fence, as you have the fence drawn in the area in front of the addition, which will be the driveway, the garage, rather, excuse me...

Eban Brittingham: Correct.

Kevin Kelly: That seems to be at a height which is comparable to that which was the fence height at the original structure.

Eban Brittingham: The fence next to the proposed driveway currently exists on the neighbor's side of the property. Where actually the fence that we're proposing runs down the Poplar side and across the back of the property and will tie in to the neighbor's; the third side of the fence between the two houses already exists.

Kevin Kelly: Okay. That was my question. Thank you. Another question, was there, in the original structure in the rear, there was a chimney?

Eban Brittingham: Yes, Sir.

Kevin Kelly: What happens with that?

Eban Brittingham: That chimney actually is there now, though it is... If not for this board, I would have already taken it down, just because it's actually a hazard. It's an old chimney that was attached to the house by someone who was just... It's got nails in the mortar and it's kind of falling in slow motion; so eventually it will accelerate and find it's way the rest of the way to the ground.

Amy Kratz: I'm sorry, you were saying about the chimney. What were you saying about the chimney?

Eban Brittingham: At the back of the house, not on the front.

Amy Kratz: Oh, the back, not the one that's inside the house.

Eban Brittingham: The full exposed brick chimney is not attached to the house and it's just a risk; it's standing there just by fortune.

Kevin Kelly: A free standing stack of bricks.

Eban Brittingham: Right.

Amy Kratz: There's really no way to keep that chimney?

Eban Brittingham: No there's really not.

Amy Kratz: I'm just joking with you.

Kevin Kelly: A little levity is good.

Mike Filicko: Let me see if I can keep my foot out of my mouth. The wrap around porch aesthetically makes the appearance of the house look much better, then what it would be without the wrap around porch.

Eban Brittingham: I agree. I would very much rather have it there. If any of you could put forward an argument that would demonstrate that it was a hardship to not have it, I would be very much willing to listen. The way the zoning code is written, it has to be demonstrated as a hardship, as why you can breach the setback. I'm at a loss as to how we could demonstrate that not having a wrap around porch would constitute a hardship, but I would very much rather have it.

Amy Kratz: I guess I wonder about the other porches on that street. Are there wrap around porches? Houses that look similar on that street, do they have wrap around porches?

Eban Brittingham: Yes and there are a fair number of houses that have wrap around porches and are in significant breach of the setback, but I would assume that they pre-date the setback.

Amy Kratz: Yeah, they probably pre-date the setback. Like this porch, pre-dates the setback.

Eban Brittingham: Oh, absolutely. The front of the house actually sits, basically on the setback; there are some plants between the porch and the sidewalk, but the stairs come to the sidewalk.

Amy Kratz: Right.

Eban Brittingham: So extending it, we essentially don't have any setback from Chestnut Street property line, maybe 6" or 8" and then we'd only have about a six to ten foot setback from Poplar Street, so it's a significant breach of the setback, which is why we would like to have it approved to be built either with or without; if we could find some way to make a reasonable attempt to getting a variance.

Amy Kratz: I don't know how to help you with that hardship change and I'm not going to put my foot in my mouth on that one.

Kevin Kelly: Mr. Chairman, I think we were given an opportunity to afford the applicant approval of a wrap around porch, if permission is granted, and/or to approve it without that, so I think we have that flexibility. I would suggest to the Commission that we really don't have any other role in this, other than to look at his application and approve it or not.

Dennis Hughes: Does anybody have any other questions? If not, I would entertain a motion for the first part.

Kevin Kelly: Mr. Chairman, I move that we approve the application for

total repair/renovation of fire damaged abandoned property as described in the description of work to include a wrap around porch.

Sally Harkins: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not, we'll go with a roll call vote:

Mike Filicko	Approve
Amy Kratz	Reviewed the information while we were going along and approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Eban Brittingham: It did not occur to me that the fence would be part of the committee's consideration, so in the material spec sheet I didn't include the fence, but what we want to use is a straight sided shadow box fence, like that; it's attractive from both sides.

Amy Kratz: Is this in the back of the house?

Eban Brittingham: That will be along the Poplar side, the Poplar Street side and the back and it actually is the same type of fence that the neighbor's have on the other side of the house, the fence that already exists.

Robin Davis: As you can see in some of the illustrated drawings that Mr. Brittingham submitted, starting on page 16, it does show this type of fence on 16. Seventeen runs the back of the property. Again on 18 and the bottom picture on 18 shows the whole Poplar Street side where it would start and where it would turn. This new submitted information is just a more detailed look of the fence that's on those pages.

Gwen Foehner: I make a motion that we approve the board on board wooden fence as described in the submission.

Mike Ostinato: Second.

Dennis Hughes: We have a motion made and seconded. Are there any questions on that motion? If not...

Kevin Kelly: Yes, I do have a question on that. I'm not certain how... We've already approved the application.

Robin Davis: Number 1, just for the house.

Kevin Kelly: Okay, so, right, so this is the second part of that same application? Just for clarification.

Dennis Hughes: Yes, we broke it down into two phases. Okay, then we'll have a roll call vote:



Mike Filicko	Approve
Amy Kratz	Approve
Mike Ostinato	Approve
Dennis Hughes	Approve
Gwen Foehner	Approve
Sally Harkins	Approve
Kevin Kelly	Approve

Dennis Hughes: Okay, there's your approval.

Gwen Foehner: And I want to complement you on your presentation. It was a dream.

Kevin Kelly: This was great.

Dennis Hughes: I hope you get your porch.

Mike Ostinato: And, can I ask you, where is the Hoover Fence Company?

Eban Brittingham: To tell you the truth, I'm not sure. I'm probably going to build up the fence myself. I found that today, because I needed something to bring, so I found it on line. They do, however, advertise...

Mike Ostinato: If you can build a fence like the one you just showed...

Eban Brittingham: I'm going to build the whole fence myself.

Mike Ostinato: Then I would like to hire you. Because I need a fence in my backyard.

Kevin Kelly: He just lives down the street from you.

Mike Ostinato: I just live down the street and I need one in my backyard.

Gwen Foehner: Mike, I have a fence like this and I can tell you who built that, if you want to.

Amy Kratz: I want to see your leather craft. That's your leather craft, cool.

## 6. Adjournment

Kevin Kelly: I make a motion to adjourn at 7:53 p.m.

Dennis Hughes: Okay.

Elaine Simmerman: Can I say something before you adjourn?

Dennis Hughes: Yes. Please speak into the microphone.

Elaine Simmerman: I'm the chair of the Lewes Historic Preservation Commission and we are delighted to invite you to Friday night's joint presentation of the Historical Connection between Lewes and Milton presented by Russ McCabe. We also have a brief windows workshop. One of our Commissioners, Steve Rogers, took two historic windows from a home in Lewes that was being redone and, by himself, redid the two windows. One is sort of halfway done and the other is completely done. He and a local contractor, who serves on our commercial architectural review board, you may know him, Rusty Laporte, is his name. They're going to make a short, like 20 minute presentation, on windows. I don't know what you all struggle with on your Commission, we struggle with windows. It just always seems to be... These new builders come up with different products all the time and we are trying to find where we stand in that. So this is a way for

the public to see that sometimes you get a stronger and better window when you keep the existing one and this is the way we're going to do it. We're going to slip this right into this very popular speaker on a very original topic. I hope you are planning to come and the other thing I wanted to say to you, would you like to be part of the agenda? I would very much like to introduce you to our Commissioners and the public and if any of you would like to speak. I also would like to say, in addition, I have enjoyed very much being a part of your meeting tonight. I learned some things. You're doing some things that I don't do, and that we don't do, that we can learn from and so I appreciated very much being here.

Dennis Hughes: Thank you for coming.

Kevin Kelly: Thank you very much.

Amy Kratz: We're lucky to have you.

Kevin Kelly: May I ask what time the meeting is?

Elaine Simmerman: 7:00 p.m.

Dennis Hughes: At the Lewes Library.

Elaine Simmerman: Did you get the handout?

Dennis Hughes: Yes.

Amy Kratz: Thank you for inviting us to your Historical Society.

Kevin Kelly: I'll be there.

Amy Kratz: I'll try to get there.

Gwen Foehner: Kevin made a motion to adjourn, but we didn't adjourn.

Dennis Hughes: We have a motion to adjourn. Can I get a second?

Mike Ostinato: Second.

Dennis Hughes: All in favor say aye. Opposed. We are so adjourned at 7:53 p.m.